



Meeting Agenda: Thursday, November 7, 2019, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843
(A) = Board Action Item

1. **Consent Agenda (A)** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.
 - A. Minutes from October 3, 2019
 - B. September 2019 Payables
 - C. September 2019 Financials

ACTION: Approve the consent agenda or take such other action deemed appropriate.

2. **Public Comment for items *not on agenda*:** Three minute limit

3. **Termination of Exclusive Negotiation Agreement with Shane and Janet Needham (A) – Bill Belknap**

On July 19th, 2018 the Board approved an Exclusive Negotiation Agreement (ENA) with Shane and Janet Needham for the disposition and development of Lots 2 and 3, Block 1, Alturas Business Park Phase II. On September 6th, the Board approved Mr. Needham's request to amend the schedule of performance under the ENA, extending the date for submission of his development plans from November 15, 2018 to January 15, 2019.

On December 26, 2018, Staff received an additional extension request from Mr. Needham, requesting the extension of that date to April 15, 2019 due to unavailability of local design professionals and required facility design research. On January 17, 2019 the Board approved the requested extension to April 15, 2019. The Needham's did not submit their development plans by April 15th, and on May 9th Staff received a third extension request, requesting to extend the development plan submission date by an additional six months which was approved by the Board and extended the plan submissions deadline to October 15, 2019.

The Needham's did not submit their project development plans by October 15th, and in response to Staff's inquiry regarding the status of their project and potential intent to request an additional extension, Mr. Needham responded that they are unwilling to request an additional extension at this time. Staff is recommending that the Board terminate the exclusive negotiation agreement with Shane and Janet Needham and invite them to resubmit when they are in a position to advance their project. In accordance with the agreement, upon termination of the ENA the Needham's \$5,000 deposit will be refunded.

ACTION: Approve the termination of the Exclusive Negotiation Agreement with Shane and Janet Needham; or take other action as deemed appropriate.

4. **2019 Strategic Plan Update Final Review – Bill Belknap**

In 2017 the Board adopted the current strategic plan intended to establish goals and objectives and guide and direct the activities of the Agency. It was anticipated that the plan would be updated on a biennial basis. The

NOTICE: Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TIDD 883-7019, as soon as possible so that arrangements may be made.

Board began the discussion regarding the 2019 plan update in December of 2018 and reviewed draft updates to the goals, objectives and action/implementation strategies and the capital improvement plan over several meetings in 2019. Staff has prepared the draft updated document for the Board's final review.

ACTION: Review the draft 2019 MURA Strategic Plan and provide staff with direction as deemed appropriate.

5. General Agency Updates – Bill Belknap

- Legacy Crossing District
- Alturas District
- General Agency Business



Meeting Minutes: October 3, 2019, 7:00 a.m.

City of Moscow Council Chambers • 206 E 3rd Street • Moscow, ID 83843

Commissioners Present	Commissioners Absent	Also in Attendance
Brandy Sullivan, Vice Chair	Steve Drown	Bill Belknap, Executive Director
Art Bettge	Steve McGeehan	Anne Peterson, Clerk
Trent Bice	Nancy Tribble	
Dave McGraw		

Sullivan called the meeting to order at 7:06 a.m.

- 1. Consent Agenda (A)** - Any item will be removed from the consent agenda at the request of any member of the Board and that item will be considered separately later.

A. *Minutes from August 15, 2019*

B. *August 2019 Payables*

C. *August 2019 Financials*

ACTION: *Approve the consent agenda or take such other action deemed appropriate.*

Bettge moved approval of the consent agenda as presented, seconded by McGraw. Motion carried unanimously.

- 2. Public Comment for items *not on agenda*:** Three minute limit
None.

- 3. Review of Olps Phase I Development Plans (A) – Bill Belknap**

On March 7, 2019 the Board approved an Exclusive Negotiation Agreement (ENA) with Rodrick Olps for the disposition and development of the Agency's Sixth and Jackson property. Under the ENA, Mr. Olps was required to submit the Phase I development plans by May 15th. Mr. Olps submitted his preliminary Phase I plans on May 17th, but then submitted a request for an extension to the schedule of performance to allow an additional 90 days for Mr. Olps to refine his proposed development plans for the property. Mr. Olps' extension request was approved by the Board at the Agency's July 11th meeting and he is now formally submitting Phase I plans for review by the Board.

ACTION: *Review Mr. Olps' Phase I Development Plans and approve as presented; approve the Phase I Development Plans with conditions; reject the Phase I Development Plans; or take other action as deemed appropriate.*

Belknap explained the changes that have been presented by Olps, notably that the new square footage is 9,650sf on only three stories with ground floor retail, second floor offices, 18 residential units on the third floor, usable rooftop space, and 29 on-site parking spaces. The new proposal also includes an additional small, one-story building intended for event use. Belknap showed the new project illustrations and pointed out the revised exterior surfaces that include brick and other traditional materials rather than the original white stucco idea.

Olps elaborated on his intentions for the second building, saying he envisions a commissary kitchen or restaurant space used as a catering kitchen for wedding receptions held on the rooftop, or for a temporary walk-up restaurant similar to food truck service. He thought that type of activity at the 6th & Jackson location would create an interesting outdoor space and pedestrian intersection from Hello Walk into downtown. He added that the revised plan reduces the parking demand within the area and actually provides a few extra spaces for retail or event use.

Bettge liked the adjunct building and parking adjustments. He asked about the blank areas shown on office space layout. Olps said he plans to change the office layouts a bit so the blank space reflects that unfinished design. Board members were very supportive of all the design changes and thought it fit better with other downtown buildings. Sullivan inquired about the main tenant and Olps said Austin Storm was still onboard. Bettge moved to approve the Phase I plans as presented, seconded by Sullivan. Motion carried.

4. Alturas Technology Park Real Estate Professional Services Agreement Assignment (A) – Bill Belknap

On April 29th and May 6th, 2017 the Agency published a request for statements of qualifications for commercial real estate services for the six agency owned lots within Alturas Technology Park. One response was received from Palouse Commercial Real Estate, and a professional services agreement with a term of three years was approved by the Board on June 1, 2017. Recently Palouse Commercial Real Estate has merged with Kiemle Hagood and now conducts business under that name. The professional services agreement requires Agency approval to assign the agreement to a different entity and Staff is seeking the Board's approval to assign the agreement to Kiemle Hagood under the same terms and conditions for the remainder of the three-year term of the agreement.

ACTION: Approve the assignment of the commercial real estate services agreement to Kiemle Hagood; or take other action as deemed appropriate.

Bice approved the assignment to Kiemle Hagood, seconded by Bettge. Motion carried.

5. Termination of Exclusive Negotiation Agreement with EMSI (A) – Bill Belknap

On February 7, 2019 the Board entered into an Exclusive Negotiation Agreement (ENA) with Economic Modeling, LLC for the development and disposition of Lots 1, 2, 3 & 4, Block 2, of the Alturas Technology Park Phase II to develop a new 50,000 sf office facility upon the subject lots within the Alturas Technology Park. EMSI has since found an alternate location and has provided notice of their desire to terminate the ENA agreement. Once terminated, the Agency would then refund the \$5,000 initial deposit in accordance with the agreement.

ACTION: Approve the termination of the Exclusive Negotiation Agreement with Economic Modeling, LLC; or take other action as deemed appropriate.

McGraw asked why the deposit was refundable. Belknap explained it's not the same as regular earnest money because the Agency could always terminate the agreement unilaterally. McGraw moved approval of refunding the deposit and terminating the ENA with EMSI. Bice seconded the motion which carried unanimously.

6. General Agency Updates – Bill Belknap

- Legacy Crossing District
 - Water line work and frontage improvements on A Street have been delayed until next year, but that will tie in better with the other A Street project from Line to Home Street. The pathway lighting is complete and the public easement is at the courthouse for recording.

- Alturas District
 - Deadline on the Needham ENA is December 15th.
- General Agency Business
 - No updates.

The meeting adjourned at 7:39 a.m.

Steve McGeehan, Agency Chair

Date



Balance Sheet
September 30, 2019

	Total Funds
ASSETS	
Cash	15,730
Investments - LGIP	626,865
Investments-Zions Debt Reserve	44,463
Other Assets	5,260
Accounts Receivable	1,487
Land Held For Resale	531,256
Land	679,420
Total Assets	\$ 1,904,481
LIABILITIES	
Accounts Payable	6,498
Deposits Payable	15,000
Series 2010 Bond - due within one year	29,000
Latah County payback agreement - due within one year	3,500
Series 2010 Bond - due after one year	290,000
Latah County payback agreement - due after one year	98,037
Total Liabilities	442,035
FUND BALANCES	
Net Investment in Capital Assets	376,732
Restricted Fund Balance	44,312
Unrestricted Fund Balance	1,041,402
Total Fund Balance	1,462,446
Total Liabilities and Fund Balance	\$ 1,904,481

September-19
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4650	UAVISTA August 2019	Avista Utilities 6th and Jackson utility service	9/17/2019	34.72
Total for Check Number 4650:				<u>34.72</u>
4651	UCITYMOS 072510 H7V7	City of Moscow Reimbursment: MURA finace committee lunch; original inv. 7/29/19 Name plate	43725	38.40 15.50
Total for Check Number 4651:				<u>53.90</u>
4652	UANDERCL 9/16/2019	Clayton B. Anderson 625 S. Jackson owner participation agreement	43731	481.64
Total for Check Number 4652:				<u>481.64</u>
4653	UCITYMOS Aug. 2019 Sept. 2019	City of Moscow City utilities City admin. services	43731	214.90 4,097.75
Total for Check Number 4653:				<u>4,312.65</u>
4654	UCOLUMBI 1094-422675	Columbia Electric Supply 1/2 cost of ICCU and Pullman Road light fixtures shared w/ City	43731	20,275.00
Total for Check Number 4654:				<u>20,275.00</u>

September-19
Checks by Date



Check Number	Vendor	Description	Check Date	Check Amount
4655	UDAROLDL 9/16/2019	Darold L. Bingham Living Trust 402 W. 6th Street owner participation agreement	9/23/2019	1,560.29
Total for Check Number 4655:				<u>1,560.29</u>
4656	UGRITMAN 9/16/2019	Gritman Medical Park LLC 803 S. Main owner participation agreement	43731	3,704.39
Total for Check Number 4656:				<u>3,704.39</u>
4657	UMOSPULD 494034	Tribune Publishing Company NPH FY2020 proposed budget; July 27 & August 3	43731	198.00
Total for Check Number 4657:				<u>198.00</u>
Total bills for September 2019:				<u>\$ 30,620.59</u>

September-19

Accounts Payable Checks for Approval



Check	Check Date	Fund Name	Vendor	Void	Amount
4650	09/17/2019	Moscow Urban Renewal Agency	Avista Utilities		34.72
4651	09/17/2019	Moscow Urban Renewal Agency	City of Moscow		38.40
4651	09/17/2019	Moscow Urban Renewal Agency	City of Moscow		15.50
4652	09/23/2019	Moscow Urban Renewal Agency	Clayton B. Anderson		481.64
4653	09/23/2019	Moscow Urban Renewal Agency	City of Moscow		214.90
4653	09/23/2019	Moscow Urban Renewal Agency	City of Moscow		4,097.75
4654	09/23/2019	Moscow Urban Renewal Agency	Columbia Electric Supply		20,275.00
4655	09/23/2019	Moscow Urban Renewal Agency	Darold L. Bingham Living Trust		1,560.29
4656	09/23/2019	Moscow Urban Renewal Agency	Gritman Medical Park LLC		3,704.39
4657	09/23/2019	Moscow Urban Renewal Agency	Tribune Publishing Company		<u>198.00</u>
Report Total:				<u>0.00</u>	<u>30,620.59</u>

D. Brandy Sullivan, Chairperson

Bill Belknap, Executive Director

Accounts payable expenditures as contained herein were made in compliance with the duly adopted budget for the current fiscal year and according to Idaho law.

Renee Tack, Treasurer

General Ledger

Expense vs. Budget

September-19



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
890	Moscow Urban Renewal Agency						
880	URA General Fund						
890-880-10-642-00	Administrative Services	\$ 49,173.00	\$ 4,097.75	\$ 45,075.25	\$ 4,097.75	\$ 4,097.75	91.67%
890-880-10-642-10	Professional Services-Exec Dir	\$ -	\$ -	\$ 4,097.75	\$ (4,097.75)	\$ (4,097.75)	0.00%
890-880-10-642-15	Professional Services-Other	\$ 6,000.00	\$ -	\$ 879.00	\$ 5,121.00	\$ 5,121.00	14.65%
890-880-10-642-20	Professional Services-Auditing	\$ 5,000.00	\$ -	\$ 4,900.00	\$ 100.00	\$ 100.00	98.00%
890-880-10-642-30	Professional Services-Computer	\$ 1,000.00	\$ -	\$ 319.95	\$ 680.05	\$ 680.05	32.00%
890-880-10-644-10	Ad. & Marketing Expense-GF	\$ 1,000.00	\$ 198.00	\$ 226.12	\$ 773.88	\$ 773.88	22.61%
890-880-10-644-16	Land Sale Expenses	\$ 10,210.00	\$ -	\$ -	\$ 10,210.00	\$ 10,210.00	0.00%
890-880-10-668-10	Liability Insurance-General	\$ 1,700.00	\$ -	\$ 1,582.00	\$ 118.00	\$ 118.00	93.06%
E02	Contractual	\$ 74,083.00	\$ 4,295.75	\$ 57,080.07	\$ 17,002.93	\$ 17,002.93	77.05%
890-880-10-631-10	Postage Expense	\$ 100.00	\$ -	\$ -	\$ 100.00	\$ 100.00	0.00%
890-880-10-631-20	Printing and Binding	\$ 400.00	\$ -	\$ -	\$ 400.00	\$ 400.00	0.00%
890-880-10-644-15	Alturas Marketing/Maintenance	\$ 3,500.00	\$ 2,566.09	\$ 2,686.01	\$ 813.99	\$ 813.99	76.74%
890-880-10-647-10	Travel & Meetings-General	\$ 1,000.00	\$ -	\$ 38.40	\$ 961.60	\$ 961.60	3.84%
890-880-10-649-10	Professional Development	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-880-10-669-10	Misc. Expense-General	\$ 500.00	\$ 15.50	\$ 123.38	\$ 376.62	\$ 376.62	24.68%
890-880-10-669-11	Dist. of Net Prop. Sale Procee	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ 125,000.00	0.00%
E03	Commodities	\$ 131,500.00	\$ 2,581.59	\$ 2,847.79	\$ 128,652.21	\$ 128,652.21	2.17%
880	URA General Fund	\$ 205,583.00	\$ 6,877.34	\$ 59,927.86	\$ 145,655.14	\$ 145,655.14	29.15%

General Ledger
Expense vs. Budget

September-19



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
895	URA Legacy District						
890-895-10-642-10	Professional Services-Legacy	\$ 25,000.00	\$ -	\$ 3,099.65	\$ 21,900.35	\$ 21,900.35	12.40%
890-895-10-642-12	Land Sale Expense-Legacy	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	0.00%
890-895-10-644-10	Ad. & Marketing Expense-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
E02	Contractual	\$ 36,000.00	\$ -	\$ 3,099.65	\$ 32,900.35	\$ 32,900.35	8.61%
890-895-10-647-10	Travel & Meetings-Legacy	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	0.00%
890-895-10-652-10	Heat, Lights & Utilities	\$ 1,800.00	\$ 496.50	\$ 3,183.55	\$ (1,383.55)	\$ (1,383.55)	176.86%
890-895-10-658-51	Development Participation	\$ 215,000.00	\$ 23,960.20	\$ 37,448.20	\$ 177,551.80	\$ 177,551.80	17.42%
890-895-10-669-10	Misc. Expense-Legacy	\$ 500.00	\$ -	\$ -	\$ 500.00	\$ 500.00	0.00%
890-895-10-675-00	Fiscal Agent Trustee fees	\$ 1,800.00	\$ -	\$ 1,500.00	\$ 300.00	\$ 300.00	83.33%
890-895-10-676-15	Latah County Reimb. Agreement	\$ 3,500.00	\$ -	\$ 3,500.00	\$ -	\$ -	100.00%
890-895-10-676-17	Owner Participation Agreements	\$ 86,367.00	\$ 5,746.32	\$ 22,069.23	\$ 64,297.77	\$ 64,297.77	25.55%

General Ledger

Expense vs. Budget

September-19



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
E03	Commodities	\$ 309,967.00	\$ 30,203.02	\$ 67,700.98	\$ 242,266.02	\$ 242,266.02	21.84%
890-895-10-770-35	1% Public Art	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-71	Land-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-73	Improvements-Legacy	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-770-97	Infrastructure Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E04	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-895-10-890-00	Transfer To: General Fund	\$ 58,950.00	\$ -	\$ -	\$ 58,950.00	\$ 58,950.00	0.00%
890-895-10-890-01	Transfer To: Capital Fund	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
E10	Transfers To	\$ 58,950.00	\$ -	\$ -	\$ 58,950.00	\$ 58,950.00	0.00%
890-895-10-900-01	Contingency - Legacy	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%
E90	Contingency	\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	0.00%

General Ledger

Expense vs. Budget

September-19



Sort Level	Description	Budget	Period Amt	End Bal	Variance	Avail/Uncollect	% Expend/Collect
895	URA Legacy District	\$ 419,917.00	\$ 30,203.02	\$ 70,800.63	\$ 349,116.37	\$ 349,116.37	16.86%
899	Dept						
890-899-11-790-01	Bond Principal - Alturas	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
890-899-12-790-01	Bond Principal - Legacy	\$ 319,000.00	\$ -	\$ 29,000.00	\$ 290,000.00	\$ 290,000.00	9.09%
890-899-12-791-01	Bond Interest - Legacy	\$ 14,590.00	\$ -	\$ 11,503.94	\$ 3,086.06	\$ 3,086.06	78.85%
E05	Debt Service	\$ 333,590.00	\$ -	\$ 40,503.94	\$ 293,086.06	\$ 293,086.06	12.14%
890-899-10-990-00	Ending Fund Bal Unassigned	\$ 25,290.00	\$ -	\$ -	\$ 25,290.00	\$ 25,290.00	0.00%
890-899-10-990-01	Ending Fund Balance Alturas	\$ 22,926.00	\$ -	\$ -	\$ 22,926.00	\$ 22,926.00	0.00%
890-899-12-990-00	End Fund Bal Assigned-Legacy	\$ 17,136.00	\$ -	\$ -	\$ 17,136.00	\$ 17,136.00	0.00%
890-899-12-990-01	End Fund Bal Res-Legacy	\$ 5,260.00	\$ -	\$ -	\$ 5,260.00	\$ 5,260.00	0.00%
E95	Ending Fund Balance	\$ 70,612.00	\$ -	\$ -	\$ 70,612.00	\$ 70,612.00	0.00%
899	Dept	\$ 404,202.00	\$ -	\$ 40,503.94	\$ 363,698.06	\$ 363,698.06	10.02%
890	Moscow Urban Renewal Agency	\$ 1,029,702.00	\$ 37,080.36	\$ 171,232.43	\$ 858,469.57	\$ 858,469.57	16.63%

General Ledger
Revenue Analysis

September 2019



Account Number	Description	Budgeted Revenue	Period Revenue	YTD Revenue	Variance	Uncollected Bal	% Avail/Uncollect	% Received
890	Moscow Urban Renewal Agency							
890-000-00-410-01	Property Taxes - Legacy	\$ 325,000.00	\$ 35,845.71	\$ 443,686.14	\$ (118,686.14)	\$ (118,686.14)	-36.52%	136.52%
890-000-00-471-00	Investment Earnings	\$ 1,500.00	\$ 1,181.05	\$ 11,009.02	\$ (9,509.02)	\$ (9,509.02)	-633.93%	733.93%
890-000-00-478-10	Sale of Land - Alturas	\$ 135,210.00	\$ -	\$ -	\$ 135,210.00	\$ 135,210.00	100.00%	0.00%
890-000-00-478-11	Sale of Land - Legacy	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 150,000.00	100.00%	0.00%
890	Moscow Urban Renewal Agency	\$ 611,710.00	\$ 37,026.76	\$ 454,695.16	\$ 157,014.84	\$ 157,014.84	25.67%	74.33%
Revenue Total		\$ 611,710.00	\$ 37,026.76	\$ 454,695.16	\$ 157,014.84	\$ 157,014.84	25.67%	74.33%

Bill Belknap

From: Shane Needham <sneedham@alturasanalytics.com>
Sent: Wednesday, October 23, 2019 12:28 PM
To: Bill Belknap; janetneedham@juno.com
Subject: RE: [EXT] Alturas Lots

CAUTION: This message originated from outside the City of Moscow's network. Exercise caution when clicking links or opening attachments. If in doubt, please contact Information Systems at extension 7004.

Bill,

Thank you for the question. With the pending divorce litigation, I am not willing to request an extension at this time.

Thank you

Shane Needham, Ph.D.
Co-Founder and Chief Scientific Officer
(208) 883-3400

From: Bill Belknap [mailto:bbelknap@ci.moscow.id.us]
Sent: Wednesday, October 23, 2019 12:00 PM
To: Shane Needham; janetneedham@juno.com
Subject: RE: [EXT] Alturas Lots

Thanks for the update Shane. Are you and Janet planning to request a fourth extension from the Board or would you prefer to terminate the current ENA and resubmit at a later date when you are in a position to advance your project? If you are requesting an extension, we would need a written extension request detailing the need and length of additional time that you are requesting for the Board's consideration.

Thank you,
Bill



MOSCOW

Urban Renewal Agency

Strategic Plan 2019-2024

MOSCOW URBAN RENEWAL AGENCY

Founded in 1995 to promote community and economic development, the Moscow Urban Renewal Agency operates under Idaho Code in accordance with Idaho Urban Renewal Law and the Local Economic Development Act. The Agency's purpose is to undertake the rehabilitation, conservation, development or redevelopment of areas identified by the City as being in the best interest of the public health, safety, morals or welfare of its residents.

Agency Commissioners are appointed by the Mayor and confirmed by the City Council, with terms as authorized by Moscow City Council Resolution 2008-17. Two members are appointed from the Moscow City Council, one member from the Latah County Board of Commissioners, and four from the citizenry at large. Terms are staggered such that no more than three members expire in any given year.

The Board

The Board of Commissioners elects the Chair, Vice-Chair and Secretary from the ranks of the Commission annually; the Treasurer office may be filled by Commissioners or by staff appointments made by the Commission. The City of Moscow provides ongoing staff support to assist with operational needs of the Agency.



2019 MURA Board (pictured from left to right)

Steve McGeehan, Chair
Brandy Sullivan, Vice Chair
Art Bettge, Secretary
Steve Drown, Commissioner
Dave McGraw, Commissioner
Nancy Tribble, Commissioner
Trent Bice, Commissioner

Mission

The Mission of the Agency is to promote sustainable economic **growth**, vitality, and community **enhancement** through **collaboration** and community **investment**.

GROWTH	Grow the local economy to increase community vitality, resilience, and strength
ENHANCEMENT	Enhance and contribute to community assets that make Moscow a great place to live, work, and play
COLLABORATION	Collaborate with partner agencies and others to achieve identified community needs and aspirations
INVESTMENT	Invest in the built, natural, social, and cultural environments to foster and promote sustainable community and economic growth

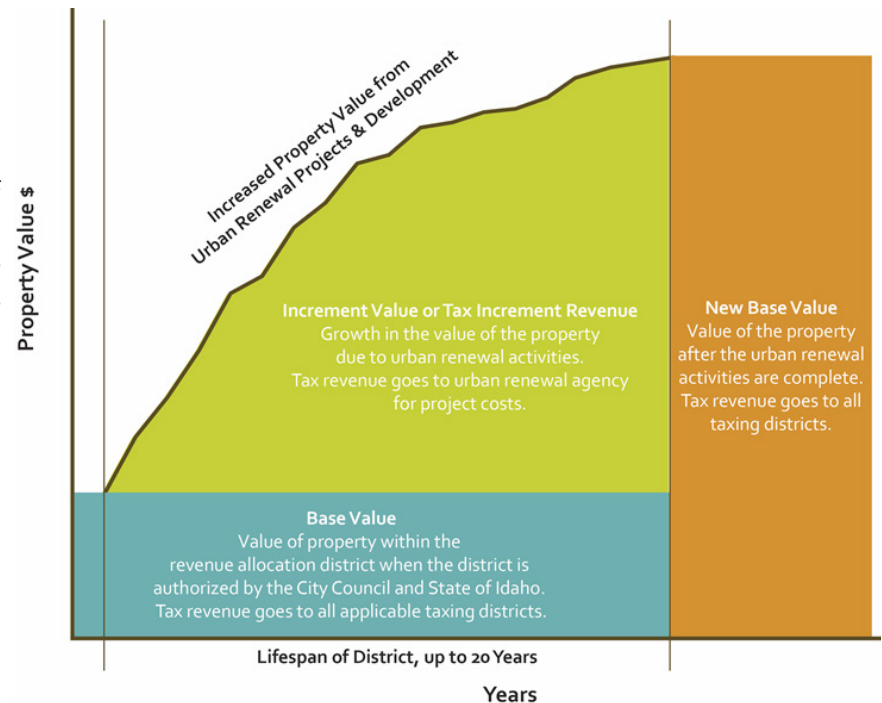
Vision

The Agency serves as a valuable, effective, and responsive community partner working to strengthen and enhance Moscow's physical, cultural, and economic wellbeing through strategic public investment that supports the community's vision and desires.

History and Financing

Urban renewal and revenue allocation financing are the most significant tools available to Idaho communities for attracting and retaining businesses, generating economic development, promoting job creation and encouraging development of deteriorating and underutilized areas. Revenue allocation financing allows communities to make a site ready for development, such as extending water, sewer, streets and other improvements that reduce the cost to businesses of relocating or expanding.

The City of Moscow creates and defines the geographic boundaries of urban renewal districts within the city. The Agency works with the City and private sector to remedy blight and to facilitate economic development as directed by specific urban renewal plans adopted by the Moscow City Council. The Agency provides funding for these efforts through the use of tax incremental financing.



As illustrated in the graphic on the preceding page, when the city establishes a tax increment financing district, the value on the property in the district is set as of the date the district is created. The property tax revenue collected on this base value goes to the various taxing entities providing services to that property. Any increase in value over the base is called the increment value and the tax revenue generated from the increment value is transferred to the Agency. These tax increment revenues are used by the Agency to pay for public improvements and other revitalization activities in that district. When the district closes (currently 20 years from creation) the increment value is added back to the base value on the tax rolls. This helps diversify and strengthen the economic bases of both the city and the county. Although urban renewal is a separate item on property tax statements, local property owners pay the same amount of tax whether or not an urban renewal district is established in their area.

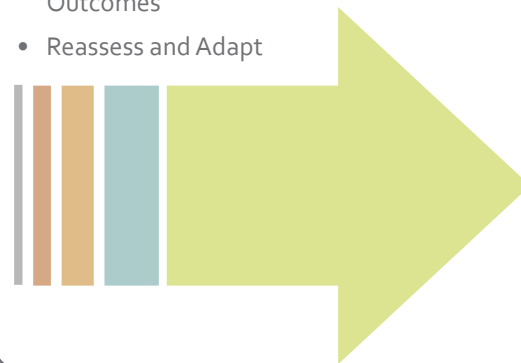
To date Moscow has identified two urban renewal districts: the Alturas Technology Park District created in 1995, and the Legacy Crossing District created in 2008. The Alturas Technology and Business Park District closed in 2015 but the Agency continues to hold six lots within the District that for sale by the Agency. In addition, the City has stated a desire to explore a third district to support new industrial development within Moscow, and to amend the Legacy Crossing District boundary to include the adjacent portion of Main Street.

STRATEGIC AND CAPITAL IMPROVEMENT PLANS

This document includes both strategic and capital planning elements to identify and articulate the community goals and aspirations, as well as the public investment that is intended to achieve these outcomes. Strategic and capital planning work hand in hand to identify and articulate organization goals and objectives and provide the budgetary framework necessary to achieve them.

STRATEGIC PLANNING

- Establish Organizational Mission, Vision, and Values
- Identify Desired Community Outcomes
- Establish Strategies to Achieve Desired Outcomes
- Align Partner Agency Efforts and Resources
- Measure Progress Toward Desired Outcomes
- Reassess and Adapt





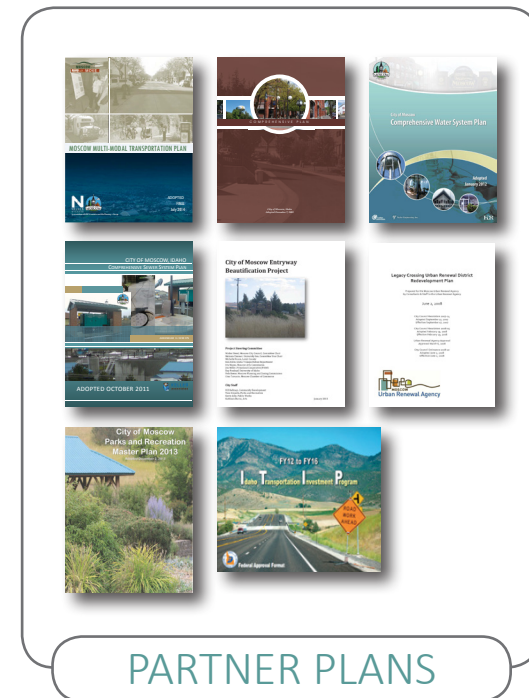
The Capital Improvement Plan (CIP) identifies capital projects over the short-range planning horizon. The CIP forms the foundation of the budgeting process and serves as the financial planning framework to guide and direct current and future community investment.

Strategic planning formalizes desired community goals and objectives as identified by partner agencies and aligns MURA efforts and resources toward achieving these community outcomes. As a continuing and on-going process, the MURA and its partner agencies will utilize the strategic planning cycle to measure the effectiveness of the strategies employed, and reassess and adjust these strategies as necessary to meet changing community needs and desires.



PARTNER ENTITIES

Partner agencies provide community vision and identify community needs and desires within the Districts operated by the Agency. These common interests present opportunities for the MURA to collaborate with its partner agencies to leverage limited Agency resources into important community investments. In preparation of this document, the MURA's partner entities were surveyed to understand their needs and how to improve collaboration.



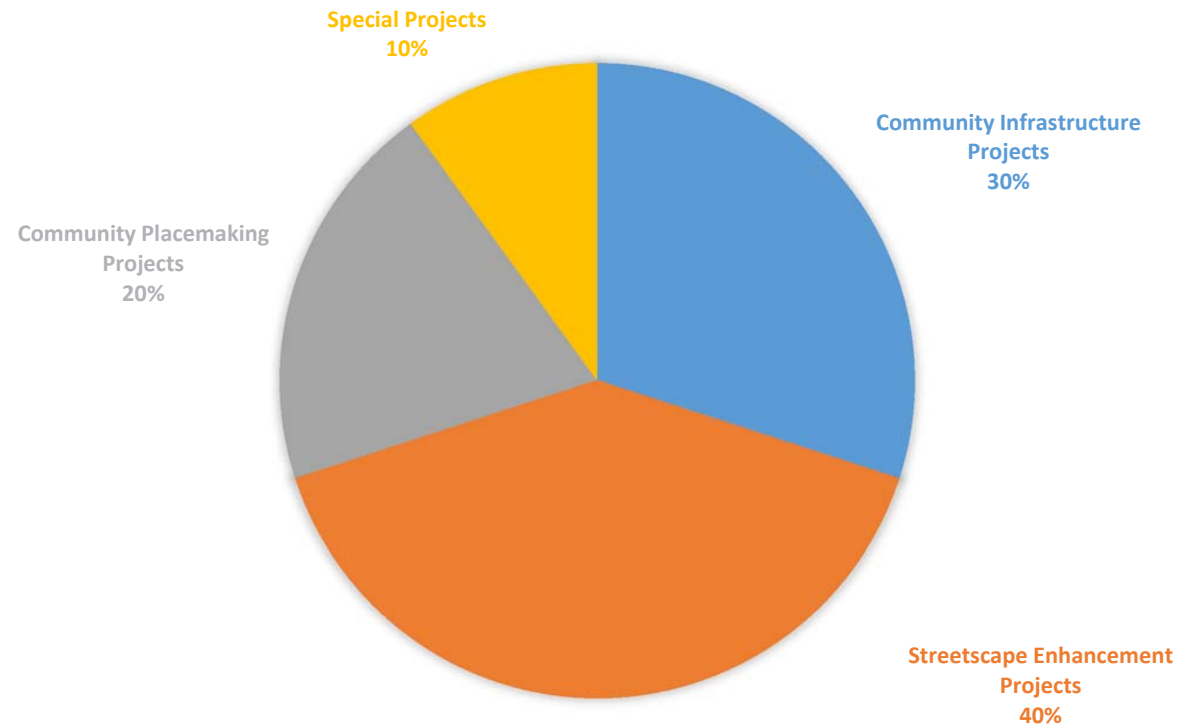
City of Moscow	Idaho Transportation Department
Latah County	Moscow Chamber of Commerce
University of Idaho	Partnership for Economic Prosperity
Gritman Medical Center	Idaho Department of Commerce
SMART Transit	

PUBLIC INVESTMENT PORTFOLIO

Urban renewal agencies within the State of Idaho are generally restricted to the funding of public infrastructure such as water and sewer utility extension or expansion, public roadway expansion and improvement, streetscape and sidewalk improvement, and participation in the development of community amenities such as public facilities, buildings, parks, art installations and similar improvements. Urban renewal agencies may also acquire and assemble property, and fund demolition and environmental remediation activities in support of private development and investment. The four main components within the MURA public investment portfolio are: Community Infrastructure, Streetscape Enhancements, Community Placemaking and Special Projects. All of these investment components are intended to address community needs, improve deteriorating areas, and promote private investment and reinvestment. The MURA Board has identified annual target allocations for each of the portfolio components as a general guideline for capital planning and investment while retaining flexibility to address opportunities and unforeseen needs.

Investment Portfolio Components	Portfolio Component Typical Elements	Portfolio Component Community Outcomes
Community Infrastructure	Public Utility (water, sewer, storm, communications) improvements and expansions, roadway extensions, expansions or improvements	To provide needed public services to support new private investment or correct a current sub-standard or deteriorating condition to encourage private investment and reinvestment
Streetscape Enhancements	Sidewalk construction and enhancements, ADA access improvements, public lighting, street tree, and street furnishing installations	To improve pedestrian environment and ADA compliance leading to increased pedestrian and economic activity, and to improve community appearances and aesthetics incentivizing private investment and reinvestment
Community Placemaking	Creation of public spaces, plazas, parks and greenspaces, public art installation and community beautification improvements	To enhance and strengthen social and cultural public environment and community aesthetics, which improve deteriorating areas and incentivize complementary private investment and reinvestment
Special Projects	Land acquisition and assemblage, environmental remediation, public parking facilities, community facilities and buildings, and other special projects	To facilitate property development, redevelopment, environmental remediation, improvement of public health and safety, provision of needed community facilities and buildings, and increased private investment and reinvestment

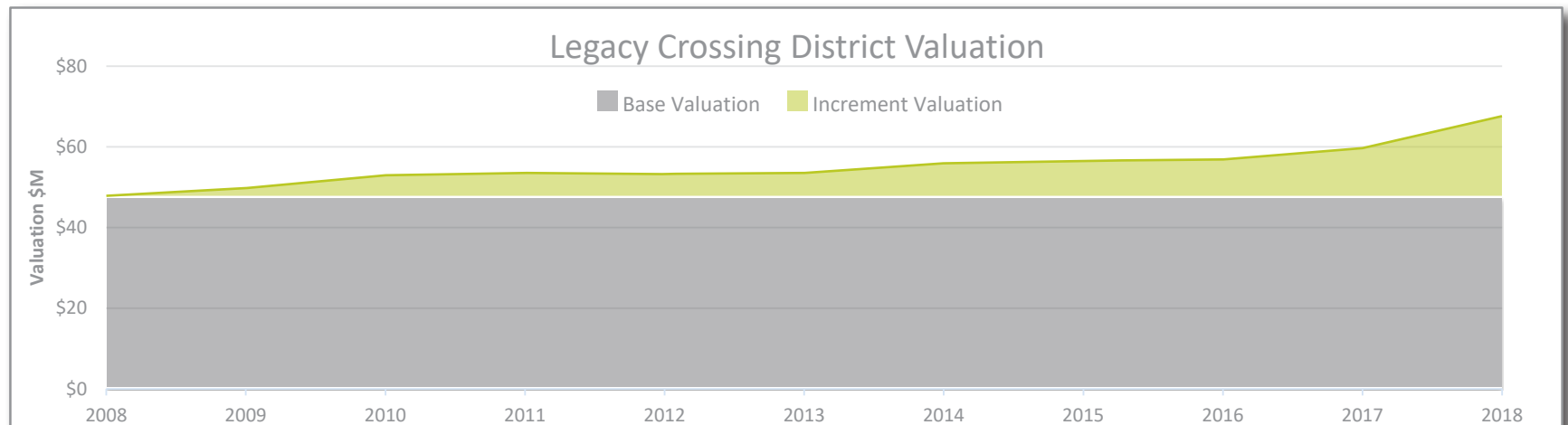
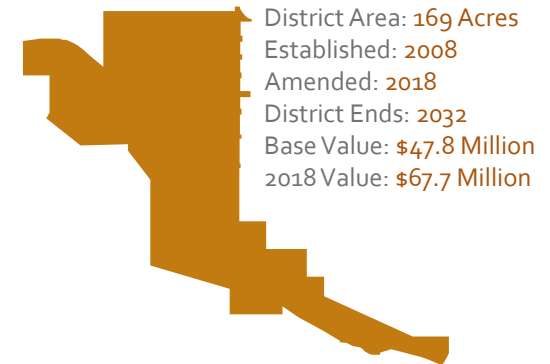
PROPOSED INVESTMENT ANNUAL ALLOCATION MODEL



MURA DISTRICTS

Legacy Crossing District

The Legacy Crossing District, initially created in June of 2008, covered 163 acres including a majority of the blighted and underutilized properties located between Moscow's historic downtown and the University of Idaho. The primary objective in creating this District was to eliminate conditions impeding the City's economic growth in the area. The Agency's focus is to spur more rapid land use transition of properties from former agricultural and/or industrial uses to new uses and economic vibrancy adding to the quality of civic life and improving the public safety of citizens and visitors. The Agency has participated financially in public infrastructure and environmental remediation to support a number of projects including the Anderson Silos, EMSI, Dawson's Corner, Identity on Main Street, Varsity Diner, and Gritman Medical Office III projects. In 2017, the City Council requested the Agency's assistance with the deteriorating public infrastructure in downtown and in 2018 the District was amended to include the adjacent 6 acres including Main Street from A Street to 8th Street, bringing the total District size to 169 acres. Continued utilization of these public-private partnerships will provide the resources necessary to redevelop the Legacy Crossing District into a vibrant and attractive mixed-use neighborhood.

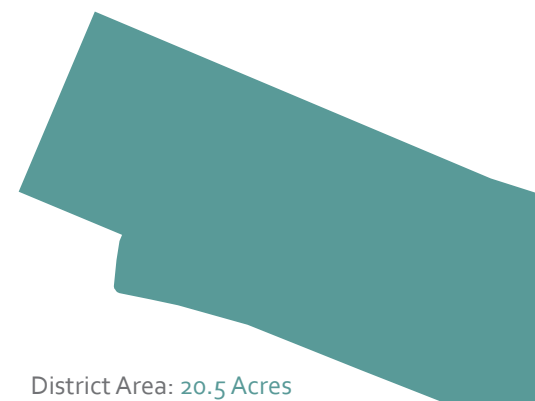


Alturas Technology Park District

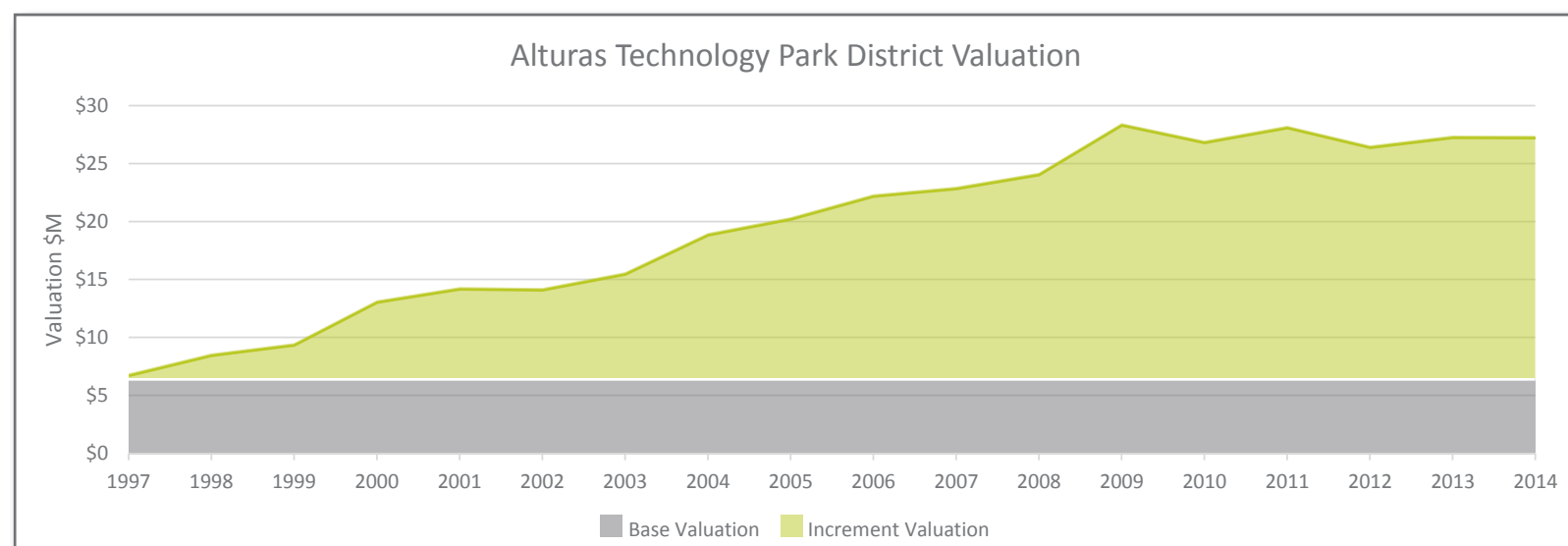
The Alturas Technology Park was the Agency's first District and is currently home to many of Moscow's premier high-tech companies including Comtech EF Data Corporation, Alturas Analytics, Inc., Anatek Labs, Inc., and BioTracking, LLC. The export industries within the Alturas Technology Park have a profound economic impact on the Moscow economy. These companies had a total payroll of over \$6 million and paid an average wage of over \$50,000, which is significantly higher than the city's median household income of \$35,389. During that period, the Park contributed an estimated adjusted impact of \$26.7M to the local community.

Established in 1996 with an assessed valuation of \$6.4 million, improvements and developments made as a result of the Alturas Research and Technology Park Urban Renewal Plan have assisted in increasing property values to more than \$27 million today. This District was closed in 2015, one year earlier than anticipated in the District Plan.

The Agency has engaged a local real estate firm to provide marketing and real estate brokerage services for the six lots remaining for sale within the Park.



District Area: 20.5 Acres
Established: 1996
District Closed: 2015
Base Value: \$6.4 Million
2015 Value: \$27.4 Million



MURA STRATEGIC PLAN GOALS, OBJECTIVES AND STRATEGIES

General Agency Goals and Objectives

General Agency goals and objectives address the overall operation of the Agency not pertaining to a specific urban renewal district. During the strategic planning process, many partner agencies identified a desire to increase collaboration and coordination with the Agency. Through this planning process, the Agency Board identified the need to improve the manner in which the Agency communicates its mission and purpose with stakeholders, partner agencies and the public to share the impacts of the public investments made by the Agency.

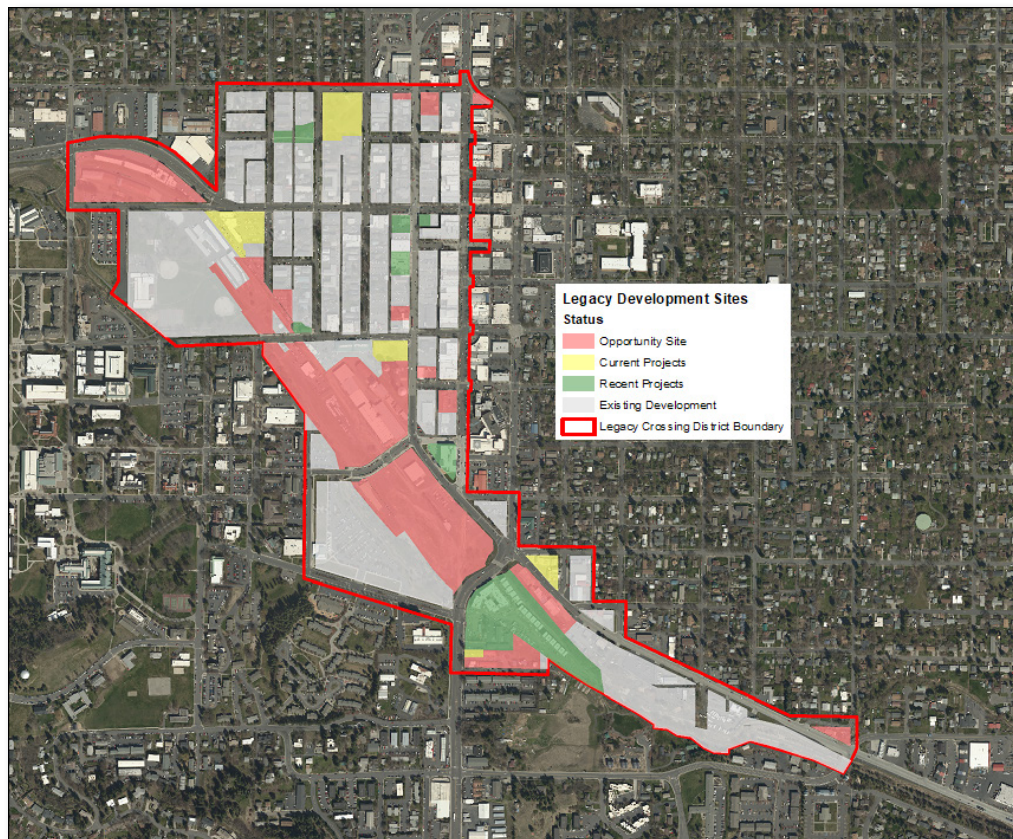
GOALS	<ul style="list-style-type: none"> • To increase community knowledge and understanding of Agency activities and public investments • To increase public transparency of Agency activities and governance • To increase collaboration and coordination with partner entities in meeting community needs and desires
TWO-YEAR OBJECTIVES	<ul style="list-style-type: none"> • Ensure public access to information related to the activities of the Agency to promote transparency and public awareness. • Conduct biennial joint meetings with partner entities to increase communication, cooperation and coordination • Establish a new urban renewal district to assist in the City's desire to facilitate future industrial development in South Moscow
ACTIONS/ STRATEGIES	<ul style="list-style-type: none"> • Maintain the Agency's website to provide current and accurate information regarding Agency activities and community investment • Maintain the electronic records center repository for all Agency records to provide public access and transparency of Agency activities • Maintain the Agency's five-year strategic and capital improvement plan to organize Agency activities, document Agency public investments, and communicate them to the public • Conduct a joint meeting with the Moscow City Council by September 30, 2021

Legacy Crossing District Goals and Objectives

The primary objective for the creation of the Legacy Crossing District was to eliminate conditions impeding the City's economic growth in the area located between Moscow's historic downtown and the University of Idaho campus. The Agency's focus is to take actions targeted toward improvement of both underdeveloped properties and those properties in transition, with the intention of spurring more rapid land use transition of properties from former agricultural and/or industrial uses to new uses and economic vibrancy, thereby adding to the quality of civic life and improving the public safety of citizens and visitors.

The Legacy Crossing District was formed in 2008 at the peak of the Great Recession which dampened development activity over the first eight years of the District. The trend is changing, with \$40 million in new private investment over the last two years. In 2010, the Agency purchased a parcel within the Legacy Crossing District located at the southwestern corner of the intersection of 6th and Jackson streets. The Agency and the City of Moscow understood that the property was the keystone to provide the connection between the University and downtown and development of Hello Walk. The MURA has recently inventoried "opportunity sites" which are intended to identify potential underutilized sites that could be good candidates for redevelopment. Properties shown in pink are opportunity sites, yellow sites are currently undergoing redevelopment, and green sites are recently completed projects within the District. Public investment that facilitates redevelopment of opportunity sites is a priority for the Agency.

The City of Moscow has expressed a desire to amend the Legacy Crossing District boundary



to include the adjacent portion of Main Street. Much of its current infrastructure was constructed over 30 years ago through a Local Improvement District (LID) and, except for the Friendship Square renovation that occurred in 2006, the City has had limited ability to reinvestment in the downtown infrastructure, so much of the streetscape is in poor condition. The City believes downtown Moscow is a key asset representing Moscow's unique character and quality of life which directly and indirectly influences business investment and economic activity. In response to the Council's request, in 2018 the District was amended to include the adjacent 6 acres including Main Street from A Street to 8th Street bringing the total District size to 169 acres and providing an opportunity for the Agency to partner with the City in downtown improvements.

GOALS		<ul style="list-style-type: none"> • To increase public and private investment and economic activity within the District in a manner consistent with the community's vision • To accelerate the transition and redevelopment of brownfield sites and underutilized properties within the District • To strengthen, enhance and support the social, economic and cultural strength of downtown Moscow and the University of Idaho • To increase the condition and capacity of public infrastructure within the District to address sub-standard conditions and support new private investment • To increase the condition and appearance of public streets, sidewalks, pathways and other public spaces
TWO-YEAR OBJECTIVES		<ul style="list-style-type: none"> • Complete the disposition and development of the Sixth and Jackson property • Support the continued redevelopment of brownfield sites within the District • Assist in the development of a plan for the repair and replacement of the deteriorating infrastructure on Main Street
ACTIONS/ STRATEGIES		<ul style="list-style-type: none"> • Complete the exclusive negotiation process and execute the Disposition and Development Agreement for the Sixth and Jackson property by January 31, 2020 • Assist with the development of a streetscape improvement plan for Main Street in the downtown area by December 31, 2020 • Work with the City of Moscow to develop a consolidated Capital Improvement Plan for necessary public infrastructure improvements identified within the Legacy Crossing Plan by December 31, 2020

Alturas District Goals and Objectives

Many of the Agency's goals and objectives for the Alturas District were achieved through the development of Alturas Technology Park and the private investment that has occurred within the District. The Agency was able to close the district ahead of schedule which allowed the full value of the District to return to the tax rolls. While the District is now closed, the Agency continues to hold six lots within the Alturas Technology Park which continue to provide an asset that can be utilized to support economic development within Moscow.

GOALS

- To increase the private investment within Alturas Technology Park
- To promote primary job creation within Alturas Technology Park
- To transition Agency-owned lots to private use and development

TWO-YEAR OBJECTIVES

- Maintain real estate marketing and listing services to market and promote the sale of Alturas Lots
- Collaborate with regional and state economic development organizations to identify and promote development opportunities for Alturas Technology Park

ACTIONS/ STRATEGIES

- Complete an assessment of the current Phase II private restrictive covenants and restrictions with existing Phase II property owners to identify opportunities to expand appropriate allowable uses by October 1, 2020
- Collaborate with the newly formed Partnership for Economic Prosperity (PEP) economic development organization to develop a strategy to market and recruit appropriate businesses to Alturas Technology Park by July 1, 2020

